

REC. \$ 37.50

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SSN

Prepared by and return to:
Legal Department
Taylor Woodrow Communities
8430 Enterprise Circle, Suite 100
Bradenton, FL 34202
Tax ID # 52-42-41-33-02-008-0000

Public Records of
St. Johns County, FL
Clerk# 03-055316
O.R. 2013 PG 934
02:45PM 08/04/2003
REC \$33.00 SUR \$4.50
Doc Stamps \$0.70

COPY

DECLARATION OF EASEMENT

~~THIS DECLARATION OF EASEMENT~~ (the "Declaration") is made and effective as of the 3rd day of July 2003, by **ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT**, ("Grantor") which has an address of 10300 NW 11th Manor Coral Springs, FL 33071.

RECITALS:

WHEREAS, Grantor is the fee simple owner of that certain real property described on **Exhibit "A"** attached hereto and incorporated herein (the "Road Right-of-Way"); and;

WHEREAS, Grantor desires to grant over the Road Right-of-Way non-exclusive access, ingress and egress to the property legally described on **Exhibit "B"** attached hereto and incorporated herein (the "Benefitted Property")

NOW THEREFORE, for and in consideration of the covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor declares as follows:

1. The Recitals are true and correct and are hereby incorporated into and made a part of this Declaration.
2. Owners of the Benefitted Property and their tenants, employees, guests and invitees are hereby granted a non-exclusive easement for access, ingress and egress over and across the Road Right-of-Way for the purpose of vehicular and pedestrian passage to and from the Benefitted Property, provided the access points to the Road Right-of-Way from the Benefitted Property are limited to the locations approved by Grantor and St. Johns County, Florida.
3. Subject to the easement rights granted herein, Grantor hereby reserves the right to the full use and enjoyment of the Road Right-of-Way.
4. The easement granted in this Declaration shall be perpetual and run with title to the Benefitted Property.

COPY

IN WITNESS WHEREOF, Grantor has caused this Declaration of Easement to be duly executed, effective on the date indicated above.

WITNESSES:

Linda A Shea
Print Name: LINDA A SHEA

Jana W Longton
Print Name: JANA W. LONGTON

ST. JOHNS FOREST COMMUNITY
DEVELOPMENT DISTRICT

By: Marc I. Spencer
Marc I. Spencer, Chairman

COPY

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 30th day of July, 2003, by Marc I. Spencer, as Chairman of St. Johns Forest Community Development District, on behalf of the district. The above named individual is personally known to me or [] has produced the following identification _____ which is current or has been issued within the past five years and bears a serial or other identifying number.

COPY

(Notarial Seal)

Linda A Shea
Notary Public in and for the State of Florida at
Large
Printed name: LINDA A. SHEA
Commission Number:
My commission expires:



LINDA A. SHEA
MY COMMISSION # DD 061024
EXPIRES: January 28, 2006
Bonded Thru Budget Notary Services

COPY

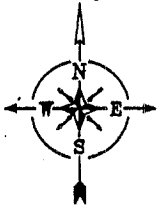
ENTRANCE ROAD

MAP SHOWING SKETCH OF

EXHIBIT "A"

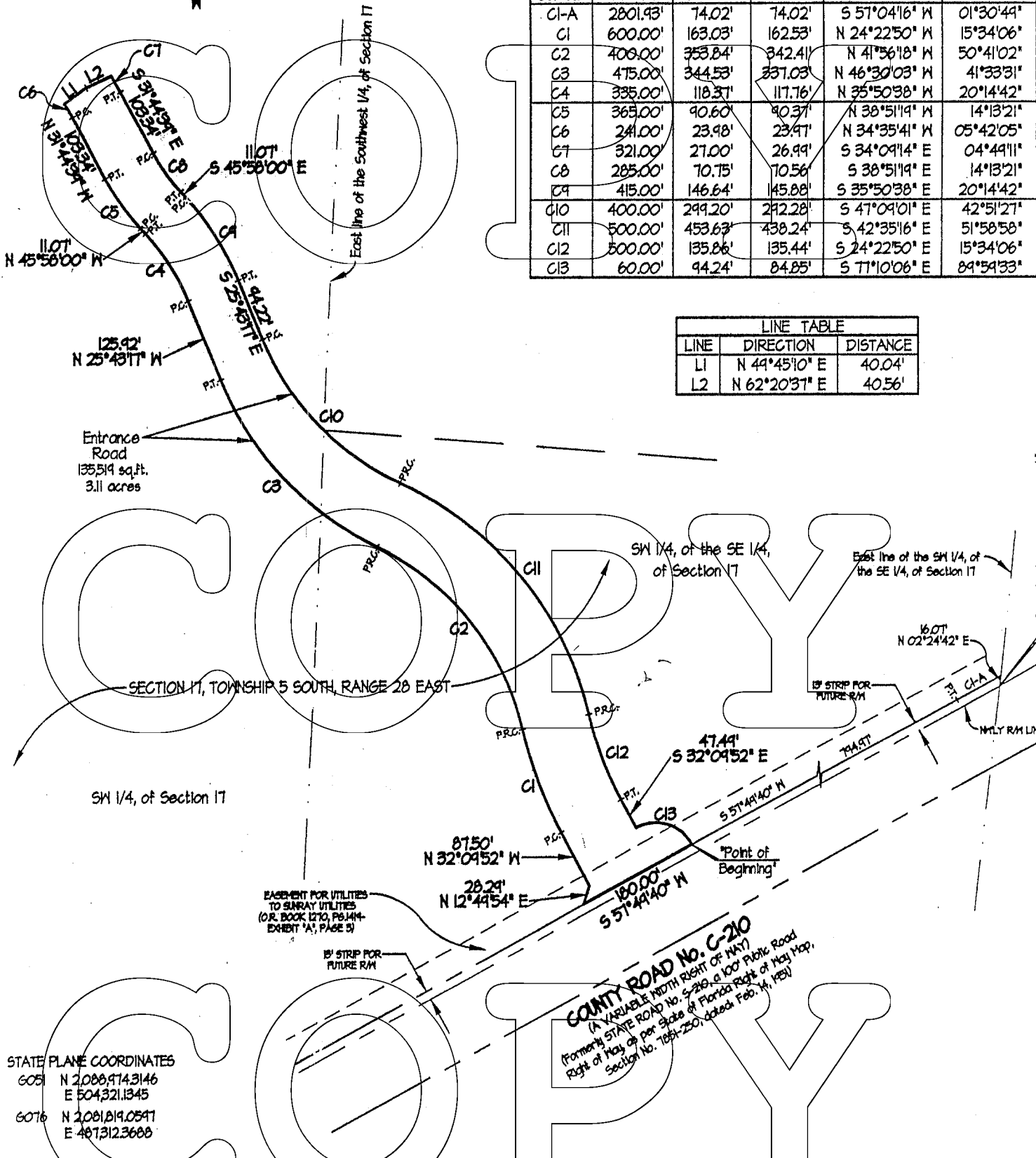
A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.
(SEE LEGAL DESCRIPTION ATTACHED)

0R2013PG 936



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
CI-A	2801.93'	74.02'	74.02'	S 57°04'16" W	01°30'49"
C1	600.00'	163.03'	162.53'	N 24°22'50" W	15°34'06"
C2	400.00'	353.84'	342.41'	N 41°56'18" W	50°41'02"
C3	475.00'	344.53'	337.03'	N 46°30'03" W	41°33'31"
C4	335.00'	118.37'	117.16'	N 35°50'38" W	20°14'42"
C5	365.00'	90.60'	90.37'	N 38°51'19" W	14°13'21"
C6	241.00'	23.98'	23.97'	N 34°35'41" W	05°42'05"
C7	321.00'	27.00'	26.99'	S 34°09'14" E	04°49'11"
C8	285.00'	70.75'	70.56'	S 38°51'19" E	14°13'21"
C9	415.00'	146.64'	145.88'	S 35°50'38" E	20°14'42"
C10	400.00'	249.20'	242.28'	S 47°09'01" E	42°51'27"
C11	500.00'	453.63'	438.24'	S 42°35'16" E	51°58'58"
C12	500.00'	135.86'	135.44'	S 24°22'50" E	15°34'06"
C13	60.00'	94.24'	84.85'	S 71°0'06" E	84°54'33"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 49°45'10" E	40.04'
L2	N 62°20'37" E	40.56'



STATE PLANE COORDINATES
6051 N 2,088,914.3146
E 504,321.1345
6076 N 2,081,819.0597
E 487,312.3688

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- Notes:**
- BEARINGS ARE BASED STATE PLANE COORDINATES. (6051 AND 6076)
 - THIS IS A SKETCH ONLY, AND DOES NOT PURPORT TO BE A FIELD BOUNDARY SURVEY.
 - ELEVATIONS SHOWN THIS (15.0) REFER TO UNITED STATES COASTAL AND GEODETIC SURVEY DATUM, NATIONAL GEODETIC VERTICAL OF 1929 (N.G.S.V.D. OF 1929).
 - BY GRAPHIC FLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 120077 - MAP REVISED DATE 8-15-04
 - UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
 - THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

P.C.P.	PERMANENT CONTROL POINT	ESMT	EASEMENT
PRM.	PERMANENT REFERENCE MONUMENT	LB.	LICENSED BUSINESS
P.O.C.	POINT ON CURVE	OL.	OVERHEAD LINE
P.O.B.	POINT OF BEGINNING	C.L.F.	CHAIN LINK FENCE
P.O.R.	POINT OF REFERENCE	M.P.F.	MOOD PRIVACY FENCE
P.C.	POINT OF CURVATURE	A/C	AIR CONDITIONER
P.T.	POINT OF TANGENCY	V	WITH
P.C.C.	POINT OF COMPOUND CURVE	OL.	OVERHEAD LINES
PRG.	POINT OF REVERSE CURVATURE	FM.	FIELD MEASURED
P.I.	POINT OF INTERSECTION	R.	RADIUS EQUALS
RM	RIGHT OF WAY	L.	ARC LENGTH EQUALS
OR.V.	OFFICIAL RECORDS VOLUME	CH.	CHORD BEARING & DISTANCE EQUALS
D.B.	DEED BOOK	D.	DELTA OR CENTRAL ANGLE EQUALS
P.	PAGE	I.P.	IRON PIPE

LEGEND

- DENOTES CONCRETE MONUMENT
- x-x DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET (LB 666)
- DENOTES IRON PIPE FOUND (AS NOTED)
- x DENOTES CROSS CUT

DATE: JUNE 18, 2008

SCALE: 1" = 200'

JOB NO.: 13302

P. BOOK(S): N/A

PAGE(S): N/A

COMPUTER: ENTRANCEDMG

FILE NAME: Drawn by RM

A & J LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 6661
PROFESSIONAL LAND SURVEYORS
7550 BELFORT PARKWAY, SUITE 1600
JACKSONVILLE, FLORIDA 32256

OFFICE: (904) 296-1666
FAX: (904) 296-1644

THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 61G17-6.0, (FORMERLY CHAPTER 21H1-6.0), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.021, FLORIDA STATUTES.

Jonathan B. Boyer
JONATHAN B. BOYER, STATE OF FLORIDA,
REGISTERED LAND SURVEYOR, CERTIFICATE NO. 4600

ENTRANCE ROAD

A PORTION OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$, OF SAID SECTION 17, WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-210 WEST, FORMERLY STATE ROAD NO. S-210, (AS ESTABLISHED AS A 100 FOOT RIGHT OF WAY AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 7851-250, DATED FEBRUARY 14, 1951), SAID RIGHT OF WAY PRESENTLY BEING VARIABLE IN WIDTH, SAID NORTHWESTERLY RIGHT OF WAY LINE BEING A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,814.93 FEET; THENCE NORTH $02^{\circ}24'42''$ EAST, ALONG SAID EAST LINE, A DISTANCE OF 16.07 FEET, TO A POINT SITUATE IN A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,801.93 FEET, SAID CURVE LYING 13.00 FEET NORTHWESTERLY OF AND CONCENTRIC TO AFORESAID NORTHWESTERLY RIGHT OF WAY LINE; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 74.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $57^{\circ}04'16''$ WEST 74.02 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $57^{\circ}49'40''$ WEST, ALONG A LINE BEING 13.00 FEET NORTHWEST AND PARALLEL TO SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 794.97 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $57^{\circ}49'40''$ WEST, A DISTANCE OF 180.00 FEET, TO A POINT LYING 13.00 FEET NORTHWEST AND PARALLEL TO AFORESAID NORTHWESTERLY RIGHT OF WAY LINE; THENCE NORTH $12^{\circ}49'54''$ EAST, A DISTANCE OF 28.29 FEET, TO A POINT; THENCE NORTH $32^{\circ}09'53''$ WEST, A DISTANCE OF 87.50 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 163.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $24^{\circ}22'50''$ WEST 162.53 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 400.00 FEET; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 353.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $41^{\circ}56'18''$ WEST 342.41 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 344.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $46^{\circ}30'03''$ WEST 337.03 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $25^{\circ}43'17''$ WEST, A DISTANCE OF 125.92 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 335.00 FEET; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 118.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $35^{\circ}50'38''$ WEST 117.76 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $45^{\circ}58'00''$ WEST, A DISTANCE OF 11.07 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 365.00 FEET; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 90.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $38^{\circ}51'19''$ WEST 90.37 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $31^{\circ}44'39''$ WEST, A DISTANCE OF 103.34 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 241.00 FEET; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 23.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $34^{\circ}35'41''$ WEST 23.97 FEET, TO A POINT; THENCE NORTH $49^{\circ}45'10''$ EAST, A DISTANCE OF 40.04 FEET, TO A POINT; THENCE NORTH $62^{\circ}20'37''$ EAST, A DISTANCE OF 40.56 FEET, TO A POINT BEING A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 321.00

FEET; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 27.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°09'14" EAST 26.99 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 31°44'39" EAST, A DISTANCE OF 103.34 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 285.00 FEET; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 70.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°51'19" EAST 70.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 45°58'00" EAST, A DISTANCE OF 11.07 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 415.00 FEET; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 146.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°50'38" EAST 145.88 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 25°43'17" EAST, A DISTANCE OF 94.22 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 400.00 FEET; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 299.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°09'01" EAST 292.28 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 453.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°35'16" EAST 438.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 135.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°22'50" EAST 135.44 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 32°09'52" EAST, A DISTANCE OF 47.49 FEET, TO A POINT BEING A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 94.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°10'06" EAST 84.85 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3.11 ACRES AND/OR 135,519 SQUARE FEET, MORE OR LESS.

COPY

EXHIBIT "B"

OVERALL (LESS PARCELS 2 AND 3)

A PORTION OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$, OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$, OF SAID SECTION 17; THENCE SOUTH $89^{\circ}05'01''$ EAST, ALONG THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$, OF SAID SECTION 17, A DISTANCE OF 476.80 FEET, TO A POINT; THENCE SOUTH $32^{\circ}10'18''$ EAST, A DISTANCE OF 289.42 FEET, TO A POINT BEING A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 430.00 FEET; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 49.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $61^{\circ}06'10''$ EAST 49.44 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $57^{\circ}48'27''$ EAST, A DISTANCE OF 165.31 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 65.00 FEET; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 37.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $74^{\circ}21'19''$ EAST 37.03 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $89^{\circ}05'48''$ EAST, A DISTANCE OF 94.85 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 59.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $60^{\circ}38'32''$ EAST 57.17 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $32^{\circ}11'33''$ EAST, A DISTANCE OF 129.75 FEET, TO A POINT, SAID POINT LYING 13.00 FEET NORTHWESTERLY OF THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-210 WEST, FORMERLY STATE ROAD NO. S-210, (AS ESTABLISHED AS A 100 FOOT RIGHT OF WAY AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 7851-250, DATED FEBRUARY 14, 1951), SAID RIGHT OF WAY PRESENTLY BEING VARIABLE IN WIDTH; THENCE SOUTH $57^{\circ}49'40''$ WEST, ALONG SAID LINE BEING 13.00 FEET NORTHWEST AND PARALLEL TO SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 574.85 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY, DEPARTING LAST DESCRIBED LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 94.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $77^{\circ}10'06''$ WEST 84.85 FEET, TO A POINT ON THE EASTERLY LINE OF A PROPOSED ROAD; THENCE NORTHWESTERLY, ALONG THE EASTERLY LINE OF SAID PROPOSED ROAD, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH $32^{\circ}09'52''$ WEST, A DISTANCE OF 47.49 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 500.00 FEET; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 135.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $24^{\circ}22'50''$ WEST 135.44 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 500.00 FEET; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 453.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $47^{\circ}35'16''$ WEST 438.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 400.00 FEET; COURSE NO. 4: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 137.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $58^{\circ}45'36''$ WEST 136.43 FEET, TO A POINT; THENCE NORTH $41^{\circ}11'29''$ EAST, DEPARTING SAID EASTERLY LINE OF PROPOSED ROAD, A DISTANCE OF 0.36 FEET, TO THE NORTHWEST CORNER OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$, OF SAID SECTION 17 AND THE POINT OF BEGINNING.

CONTAINING 5.80 ACRES AND/OR 252,560 SQUARE FEET, MORE OR LESS.

PARCEL No. 2

A PORTION OF THE SOUTHWEST ¼, OF THE SOUTHEAST ¼, OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, **COMMENCE** AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼, OF THE SOUTHEAST ¼ OF SAID SECTION 17; THENCE SOUTH 89°05'01" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST ¼, OF THE SOUTHEAST ¼ OF SAID SECTION 17, A DISTANCE OF 476.80 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 89°05'01" EAST, ALONG LAST SAID LINE, A DISTANCE OF 490.28 FEET, TO A POINT; THENCE SOUTH 00°55'27" WEST, A DISTANCE OF 120.66 FEET, TO A POINT BEING SITUATE IN A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 20.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°04'43" WEST 20.88 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°05'48" WEST, A DISTANCE OF 94.85 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 37.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°21'19" WEST 37.03 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 57°48'27" WEST, A DISTANCE OF 165.31 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 430.00 FEET; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 49.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61°06'10" WEST 49.44 FEET, TO A POINT; THENCE NORTH 32°10'18" WEST, A DISTANCE OF 289.42 FEET, TO A POINT SITUATE ON THE NORTH LINE OF THE SOUTHWEST ¼, OF THE SOUTHEAST ¼ OF AFORESAID SECTION 17 AND THE **POINT OF BEGINNING**.

CONTAINING 1.63 ACRES AND/OR 70,786 SQUARE FEET, MORE OR LESS.

COPY

PARCEL No. 3

A PORTION OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$, OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, **COMMENCE** AT THE NORTHWEST CORNER OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 17; THENCE SOUTH $89^{\circ}05'01''$ EAST, ALONG THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 17, A DISTANCE OF 549.74 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH $89^{\circ}05'01''$ EAST, ALONG LAST SAID LINE, A DISTANCE OF 348.86 FEET, TO A POINT SITUATE IN THE EAST LINE OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$ OF AFORESAID SECTION 17; THENCE SOUTH $02^{\circ}24'42''$ WEST, ALONG LAST SAID LINE, A DISTANCE OF 91.58 FEET, TO A POINT SITUATE IN A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,801.93 FEET, SAID CURVE LYING 13.00 FEET NORTHWESTERLY OF AND CONCENTRIC TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-210 WEST, FORMERLY STATE ROAD NO. S-210, (AS ESTABLISHED AS A 100 FOOT RIGHT OF WAY AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 7851-250, DATED FEBRUARY 14, 1951), SAID RIGHT OF WAY PRESENTLY BEING VARIABLE IN WIDTH AND BEING A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,814.93 FEET; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF LAST SAID CURVE A DISTANCE OF 74.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $57^{\circ}04'16''$ WEST 74.02 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $57^{\circ}49'40''$ WEST, ALONG A LINE BEING 13.00 FEET NORTHWEST AND PARALLEL TO SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 220.12 FEET, TO A POINT; THENCE NORTH $32^{\circ}11'33''$ WEST, A DISTANCE OF 129.75 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 38.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $50^{\circ}37'35''$ WEST 37.95 FEET, TO A POINT; THENCE NORTH $00^{\circ}55'27''$ EAST, A DISTANCE OF 120.66 FEET, TO A POINT SITUATE IN THE NORTHERLY LINE OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$ OF AFORESAID SECTION 17, AND THE **POINT OF BEGINNING**.

CONTAINING 1.39 ACRES AND/OR 60,517 SQUARE FEET, MORE OR LESS.

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